



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## St Philips Road, Surbiton, KT6 4DX

An excellent two-bedroom top floor split level modern conversion apartment, set in a grand Victorian house within the heart of Surbiton. The mainline station and high street are a moment's walk away. The many benefits include a large contemporary living space which includes a sitting and dining area, plus a sleek modern kitchen with integral appliances and stone surfaces. On the upper floor, a good size main bedroom with fitted wardrobes and a single second room. There is also a sumptuous white bathroom suite with a shower over the bath. Gas central heating and double glazed traditional sash windows. Council tax band D. No car parking permit available. Sold with a 200 year lease and a ground rent of £100pa. We are informed the current service charge is £100 per month. No onward chain.

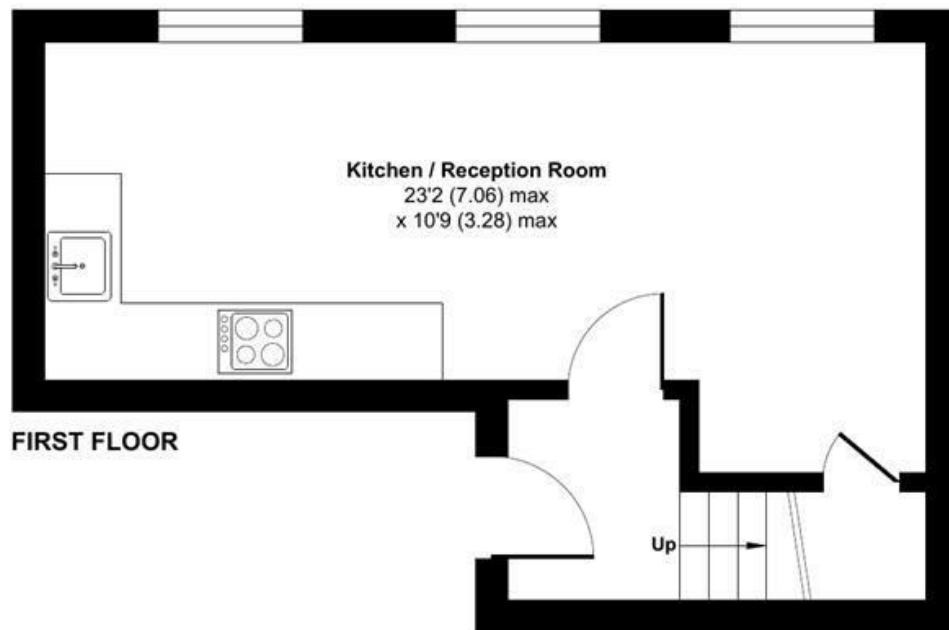
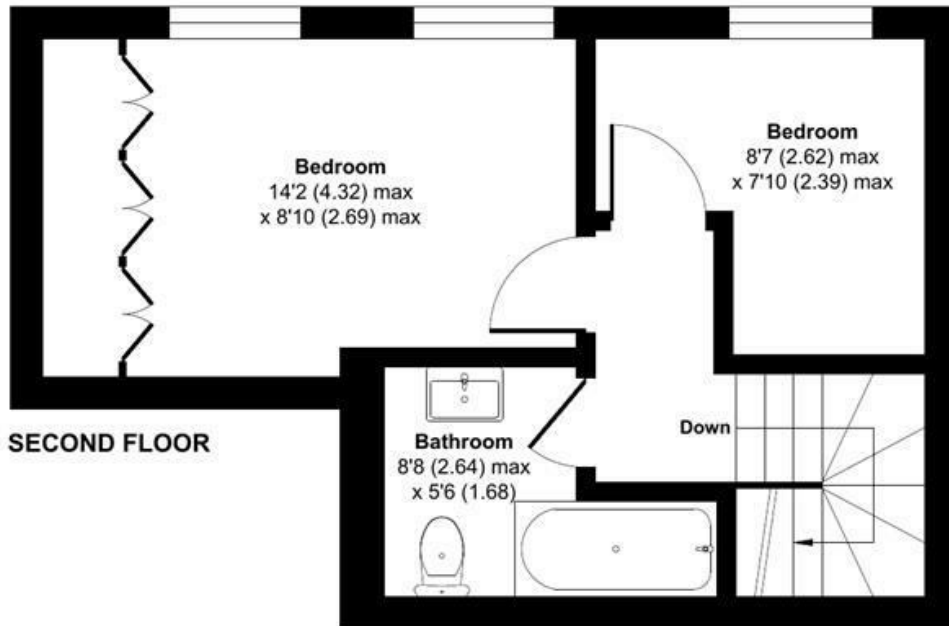
**Guide Price £399,950 Leasehold**

**EPC Rating: C**

# St. Philip's Road, Surbiton, KT6

Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1049287

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		82	82
	EU Directive 2002/91/EC		